

018.0

0007

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
837,600 / 837,600  
837,600 / 837,600  
837,600 / 837,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SPY POND PKWY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAUNDERS NEIL	
Owner 2: SAUNDERS GAMZE F	
Owner 3:	
Street 1: 35 SPY POND PKWY	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: KIRSCH DAVID GUY -
Owner 2: KIRSCH SUGARMAN SUSAN -
Street 1: 35 SPY POND PKWY
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

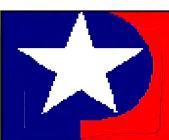
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								13176
								GIS Ref
								GIS Ref
								Insp Date
								12/02/17



## USER DEFINED

Prior Id # 1:	13176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,900	0	5,400.	494,700	837,600		Year end	12/23/2021
2021	101	FV	331,000	0	5,400.	494,700	825,700		Year End Roll	12/10/2020
2020	101	FV	331,000	0	5,400.	494,700	825,700		825,700 Year End Roll	12/18/2019
2019	101	FV	286,800	0	5,400.	640,200	927,000	927,000 Year End Roll		1/3/2019
2018	101	FV	298,100	0	5,400.	407,400	705,500	705,500 Year End Roll		12/20/2017
2017	101	FV	298,100	0	5,400.	372,500	670,600	670,600 Year End Roll		1/3/2017
2016	101	FV	298,100	0	5,400.	302,600	600,700	600,700 Year End		1/4/2016
2015	101	FV	280,400	0	5,400.	302,600	583,000	583,000 Year End Roll		12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRSCH DAVID GU	1342-7		8/1/2007		580,000	No	No		
WISSINGER JOHN	1238-145		6/27/2001		475,000	No	No		
STAVRAKAKIS IAO	1184-84		3/13/1998		285,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/9/2013	511	Re-Roof	9,630	C					12/2/2017	Meas/Inspect	BS	Barbara S											
8/29/2012	1083	Redo Kit	39,717						6/12/2013	Info Fm Prmt	EMK	Ellen K											
9/10/2009	832	Manual	8,000						1/24/2013	Info Fm Prmt	BR	B Rossignol											
									2/17/2009	Meas/Inspect	345	PATRIOT											
									10/5/1999	Mailer Sent													
									10/5/1999	Measured	243	PATRIOT											
									5/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**EXTERIOR INFORMATION**

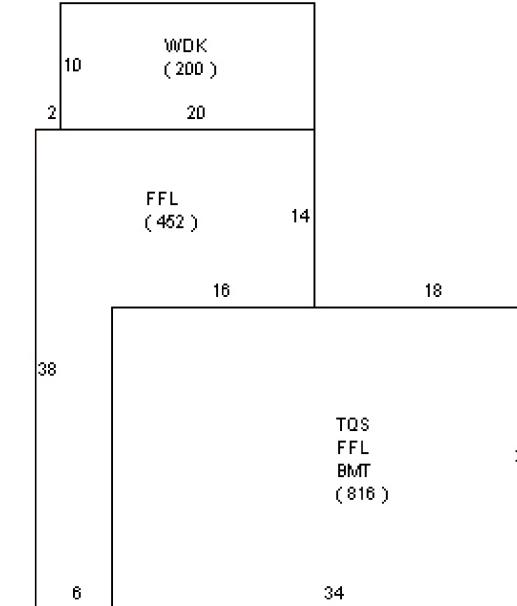
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	OFF WHITE
View / Desir:	k - Kelwyn Manor

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 40%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION**

Phys Cond: GV - Good-VG

10. %

Functional: %

Economic: %

Special: %

Override: %

Total: 10.8 %

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.20851064

Const Adj.: 0.99594003

Adj \$ / SQ: 132.396

Other Features: 88750

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 384411

Depreciation: 41516

Depreciated Total: 342895

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	132.40	
Special Features:	0	Val/Su Net:	118.40	
Final Total:	342900	Val/Su SzAd	182.39	

**PARCEL ID**

018-0-0007-0002.0

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N

Total Yard Items:

Total Special Features:

Total:

**IMAGE****AssessPro Patriot Properties, Inc**